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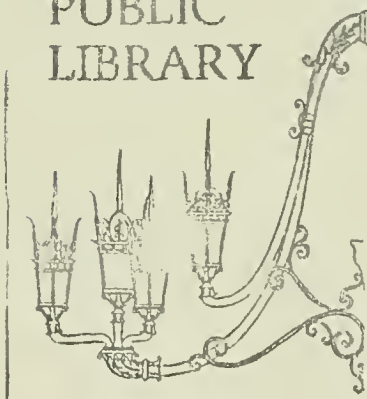
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200 48 154
John D. Warner

Philip Zeigler

January 20, 1970

SITES FOR PUBLIC HOUSING FOR THE ELDERLY IN BOSTON

Several weeks ago, the Boston Housing Authority requested staff assistance from the BRA relating to the development of city-wide housing studies. The attached report on housing for the elderly represents a preliminary response to this request. The report was prepared by Ellen Snyder with the assistance of other staff planners.

Because of the present critical need for elderly housing in the City and because the Boston Housing Authority is authorized currently to construct such housing, it was decided to limit our initial response of specific recommendations to sites appropriate for public housing for the elderly. Briefly, the report evaluates 19 sites throughout the City, 5 of which are situated within existing renewal project areas.

The sites vary from 1/4 acre to 10 acres in size. Preliminary evidence indicates that 2,110 units of elderly housing could be constructed on these sites.

This report is only a first step in a series of housing studies which I would like for our staff to undertake on a priority basis. A preliminary work program is attached. Some of these may be useful to the Housing Authority, particularly the final recommendations for the new neighborhoods proposed which the staff is pursuing presently.

PZ:ead

Attachments

Page 1 of 1

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Mr. Daniel J. Finn
Administrator
Boston Housing Authority
230 Congress Street
Boston, Massachusetts

Dear Mr. Finn:

Enclosed is a staff report concerning recommendations for sites which we feel are appropriate for the construction of public housing for the elderly. This report represents an initial response to a request for staff assistance to the Boston Housing Authority relating to housing development throughout the City. I anticipate additional reports and materials from my staff concerning several other development opportunities for housing, and I will forward these to you as appropriate when they are completed.

In the meantime, I would appreciate your review and comments on the recommendations contained in this report.

Sincerely,

John D. Warner
Director

Mr. Daniel A. Rice
Washington
Office Building
1111 Pennsylvania Avenue
Washington, D.C.

Dear Mr. Rice:

I enclose to a staff member information regarding the
the other about the fact and approximately for the purpose
of the office building for the building. This is the
information on which the building is based for the
information to the building. The building is the
building. The building is the building. The building
is the building. The building is the building. The
building is the building. The building is the building.
I will be glad to see you at any time and place
convenient.

Very truly yours,
The President

Enclosure

John D. Brown
Director

SITES FOR PUBLIC HOUSING
FOR THE
ELDERLY IN BOSTON

Prepared as part of the Advance Studies
for the City-Wide Housing Program
by Ellen Snyder, Senior Planner

Boston Redevelopment Authority
Planning Department
Advance Planning Section

Staff Report

January, 1970

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SITES FOR PUBLIC HOUSING
FOR THE
ELDERLY IN BOSTON

SUGGESTED SITES FOR PUBLIC HOUSING FOR THE ELDERLY

Boston Redevelopment Authority

INTRODUCTION

This report was prepared in response to a request from the Boston Housing Authority for staff assistance relating to the development of city-wide housing studies. It represents only a first step in a series of housing studies which will be undertaken relating to housing development throughout the City. Subsequent reports will relate to the total city-wide need for new and rehabilitated housing and will contain specific recommendations for other types of public and private housing development.

The report evaluates 23 sites throughout the City, 5 of which are situated within existing renewal project areas. The sites vary from 1/4 acre to 10 acres in size. Preliminary evidence indicates that 1,800 units of elderly housing could be constructed on these sites at densities which are appropriate to the neighborhoods in which they are located.

The staff has not attempted to undertake a complete evaluation of each site. Rather, the report represents an initial evaluation of priority sites for elderly housing, together with information on ownership, location, and assessments. Further investigation should be made after an initial review of the sites recommended herein.

SITES FOR PUBLIC HOUSING FOR THE ELDERLY IN BOSTON

Almost three-fifths of the aged in Boston live in rented housing*, and, of these almost forty percent live in units which are deteriorating or dilapidated according to the standards of the American Public Housing Administration. Thirty-one percent of aged renters in Boston pay less than \$50 per month for housing; sixty-eight percent pay less than \$80. Only ten percent of aged renters in Boston live in public housing. Subtracting this percentage from the one before, we estimate that sixty percent of aged renters in Boston are paying less than \$80 per month in rent, but not living in public housing. Considering the current level of rent in Boston, we would expect these elderly households to be living in units which lack accessibility to essential services, and/or are deteriorating or dilapidated, and/or overcrowded. (SEE TABLE I.)

It is very possible, too, that the existing low-rent apartments are distributed very badly in relation to the space needs of the occupants. (SEE TABLE II.) While some of these units with three or more rooms are undoubtedly occupied by a younger family as well as the elderly, many undoubtedly are not; and if these individuals could be relocated into quality housing designed to serve their needs, then these same units could become available for households which need the room.

Furthermore, elderly households and individuals make up over 25% of the relocation caseload in every area where displacement has occurred thus far due to redevelopment action. In South Cove, 40% of the caseload is elderly. The special tragedy of these relocations is that the elderly individuals usually lack not only the financial resources, but also the emotional flexibility to make a change successfully. They need to be relocated into the kind of sheltered environment which modern, well-planned public housing could provide.

* * * *

The most pressing need for housing for low-income elderly in Boston exists in the South Cove and Fenway.

* Source of the information in the section: "Housing for the Aged in Greater Boston", prepared by Floyed J. Fowler, Jr., and Mary Ellen McCalla of the Joint Center for Urban Studies, M.I.T. - Harvard, for the Combined Jewish Philanthropies of Greater Boston, 1969.

TABLE I

QUALITY OF HOUSING BY AMOUNT OF RENT FOR BOSTON
HOUSEHOLDS INCLUDING AGED WHO RENT

<u>Quality of Housing</u>	<u>Amount of Rent</u>		
	<u>Less than \$50</u>	<u>\$50-\$79</u>	<u>\$80 or more</u>
Dilapidated or deteriorated	58%	30%	23%
Sound	27	57	56
Excellent	9		
Not ascertained	6	2	3
TOTAL	100%	100%	100%
N	(45)	(54)	(39)

Chi square = 21.50

df = 4

P < .001

Source: "Housing for the Aged in Greater Boston", prepared by Floyd J. Fowler, Jr. and Mary Ellen McCalla of the Joint Center for Urban Studies, M.I.T. - Harvard, for the combined Jewish Philanthropies of Greater Boston, 1969.

TABLE II

NUMBER OF ROOMS BY AMOUNT OF RENT FOR BOSTON HOUSEHOLDS
INCLUDING AGED WHO RENT

<u>Number of Rooms</u>	<u>Amount of Rent</u>		
	<u>Less than \$50</u>	<u>\$50-\$79</u>	<u>\$80 or more</u>
One or two	29%	13%	23%
Three	31	33	16
Four	33	26	28
Five or more	7	28	33
Not ascertained	*	*	*
	—	—	—
TOTAL	100%	100%	100%
N	(45)	(54)	(39)

Chi square = 20.31

df = 6

p < .01

* Less than 0.5 percent.

Source: "Housing for the Aged in Greater Boston," op.cit.

SOUTH COVE

In South Cove, a severe shortage exists due to the combined effects of several factors. Current urban renewal programs have caused the displacement of 558 households. The overwhelming majority of those displaced, including 79 out of 140 households with at least one elderly member would have preferred to relocate somewhere within the area, for the South Cove is the heart of Boston's Chinatown, and as such is the center of a very tightly knit ethnic community. (Only 5 of the 79 could be relocated within South Cove, because of the sheer lack of housing.) There has been an increase in Chinese immigration to the area over the last five years, averaging over 200 newcomers each year. The new immigrants try to settle in Chinatown in order to be near friends and relations, and do so despite having to put up with substandard housing and grimly overcrowded conditions.

It is not at all uncommon for the elderly in Chinatown to be found living four and five to a room, and without kitchen facilities. The severity of the problem is increased by the fact that no new housing has been built or rehabilitated in the area except Bay Village, which is clearly beyond the means of nearly all Chinese families and elderly. (SEE TABLE III for a breakdown of rents paid by South Cove households before relocation.) The condition of the other ethnic groups living in the area is only slightly less severe. Among both groups, there is a tremendous demand for one- and two-person accommodations; however, among the Chinese there is also great demand for accommodations for large families: 18% of the Chinese households have six or more persons. (SEE TABLE IV.)

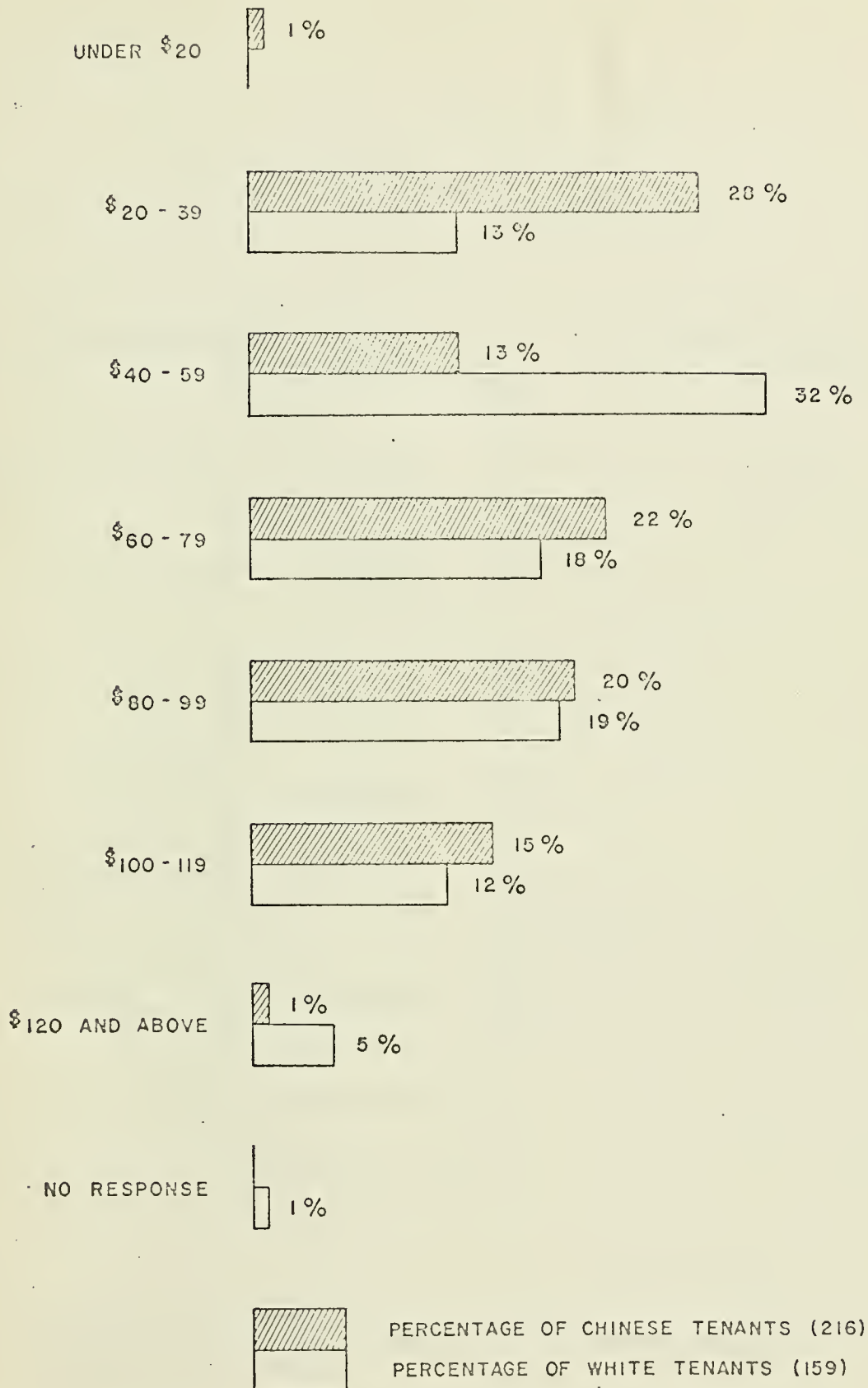
Sites--South Cove

The B.R.A. several years ago did a rehabilitation study of a building at the corner of Beach Street and the Turnpike Extension, which was determined at the time to be suitable for three moderate-to-high income apartments per floor. Efficiency apartments for the elderly with a common service and social area on each floor might also be a possibility, as would the same if combined with housing for families. In this case, as in several others which will be noted, it is virtually imperative that occupancy preference be given to families and individuals from within the community.

The building is identified as Parcel 4430 in Ward 3, block 1169 on the assessor's map, 3918 square feet in plan, valued at \$75,000 for land and building, addresses 70-72 Beach Street and 35-37 Edinboro Street. It is owned by the Beach Realty Trust, consisting of Wong-Gow Sue, Shew May Wong, and Ngit Joe Chin. The possibility of replacing the structure with a new high-rise building, or adding a story or more, could only be determined after detailed engineering studies and cost estimating procedures.

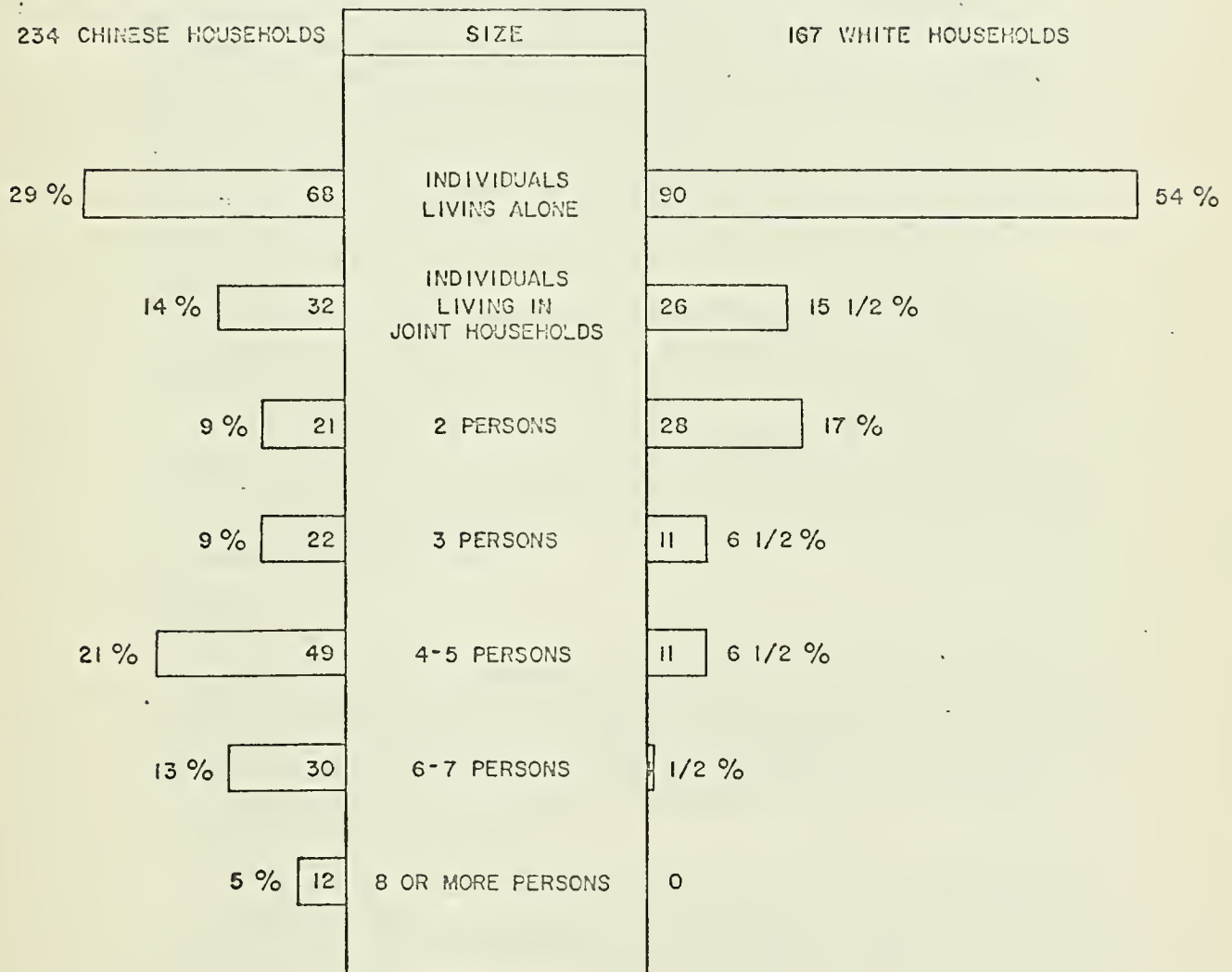
TABLE III: Cost of Rental Housing of South Cove Residents Prior to Relocation.

GROSS MONTHLY RENTAL LEVEL



SOURCE: Diagnostic Report of Residents to Be Relocated - South Cove Urban Renewal Project, B. R. A., 1967.

TABLE IV SOUTH COVE HOUSEHOLD SIZE



SOURCE: Diagnostic Report of Residents to Be Relocated - South Cove Urban Renewal Project, B.R.A., 1967.

A neighboring building at 21-23 Edinboro Street owned by the Yee Association is being planned for rehabilitation into sixteen small apartment units for elderly occupants, financed through the MHFA. The B.H.A. might want to consider Turnkey or leasing arrangements.

Within the South Cove Urban Renewal Project area are several parcels, each of which has possibilities for elderly housing. The most important of these is Parcel R-5, which has been tentatively designated to the Mass Housing Association for several years. Housing for the elderly has been heavily weighted in the development plan proposed, but the Association has not been able to obtain financing at an economic rate. Delay after delay has been granted, with no housing built in the interim. MHA is now talking about becoming limited-divident instead of non-profit, but will need to raise a substantial amount of money in order to do this. The parcel might be re-designated to B.H.A., if B.H.A. chose to express sufficient interest and determination.

Parcel R-7 is a mall site across Tremont Street from Parcel R-5. No developer has yet been selected. B.H.A. might want to examine the possibility of a Turnkey development.

The Tufts New England Medical Center has first refusal on Parcel R-3 for housing related to geriatric research. B.H.A. might want to negotiate leasing some units for public housing.

The Chinese community has first refusal on Parcel R-1, which won't be ready for some time - until the new Quincy School is built, and the YMCA moves to the Quincy School site. Condominium or co-operative apartments are planned, with leased units again a possibility.

FENWAY

In the Fenway, the demand for housing is the sum of the demands of several factors, chiefly the ever-increasing student population, the young non-students who want to be near their contemporaries and convenient to the nightlife of Downtown, and of the aging and elderly households who are mostly long-time residents of the area.

The Fenway area contains one of the highest concentration of elderly persons of any area in the city. Specifically, among those persons to be relocated in the Fenway, 40% (447) are sixty-two years of age or over. Of the elderly population, including both elderly individuals and households containing at least one elderly person, 85% have incomes which make them eligible for public housing (91% of the elderly individuals compared to 66% of the families with elderly heads). Fifty-eight percent (58%) have yearly incomes of less than \$3,000, and 46% have incomes of less than \$2,400.

Ninety-two percent (92%) of the elderly residents have lived in Boston for more than ten years; 44% have lived in their present unit for over ten years, and another 27% from five to ten years.

Eighty percent (80%) of the elderly families and individuals surveyed wish to remain in the Fenway - Back Bay area after relocation.

The area is outstanding for its lack of children in households. According to the R.L. Polk Company Census of 1968, one- and two-person households make up 91.1% of all rented households in the Fenway - Kenmore planning district, in which 98.9% of all households are renters.

In the sum, there is an outstanding necessity in Fenway-Kenmore for the addition of units for small households to the housing stock, both because the demand for these units so far exceeds the supply that their average rental price has jumped up to 50% in the last 10 years *, and because the spillover of unsatisfied demand for small units is driving up the rents for larger ones.

The hardest-hit groups are the elderly and families, with the elderly being worst off of all because of their great immobility, fixed income, and the irreparable disruption that dislocation can cause in their lives.

The selection of sites in the Fenway should be pursued with great deliberation. A superficial examination of the area might indicate that no new construction is possible without the destruction of existing housing units. This is not, infact, correct. Moreover, a too superficial overview of the area might lead to the demolition of existing units and the construction, at great public expense, of new units whose gross density of units per acre might only equal, or be less than, the gross density of existing structurally sound units!

It should also be noted that current plans for the Fenway Urban Renewal Area, Mass. R-115, call for roughly 375 units of leased public housing for the elderly; 180 units total in the two Symphony Towers; 125 units in the apartment tower planned for the site bounded by Boylston Street, Massachusetts Avenue, Haviland and Hemenway Streets; and 60 units in a non-profit development to be built by the Episcopal City Mission, Inc. at Whipple and Norway Streets. (Figures are approximate.) There is also the St. Botolph Street Elderly Housing Urban Renewal Project, Mass. R-148, which will supply 150-175 units of elderly on St. Botolph Street between Follen and Garrison.

Any new construction specifically for the elderly in this area should contain the maximum number of units possible - implying maximum site coverage and maximum height - because sites in the area are simply too scarce and too expensive to make any other course of action realistic.

* Source: "University Impact on Housing Supply and Rental levels in the City of Boston," a report prepared by the Urban Institute of Boston University in cooperation with the Lincoln Filene Center of Tufts University for the Mayor's Committee on the Urban University, September, 1969. (Appendix B.)

Sites--Fenway

Two commercial-industrial sites are highly recommended, within and just beyond the northern edge of the Urban Renewal Area. The preferred of the two, containing addresses 104-112 Massachusetts Avenue and 358-362 Newbury Street, is situated above a transit stop on the corner of a major thoroughfare and a quieter one, with easy access to shopping and to the promenade of Commonwealth Avenue, one block from the Turnpike Extension.

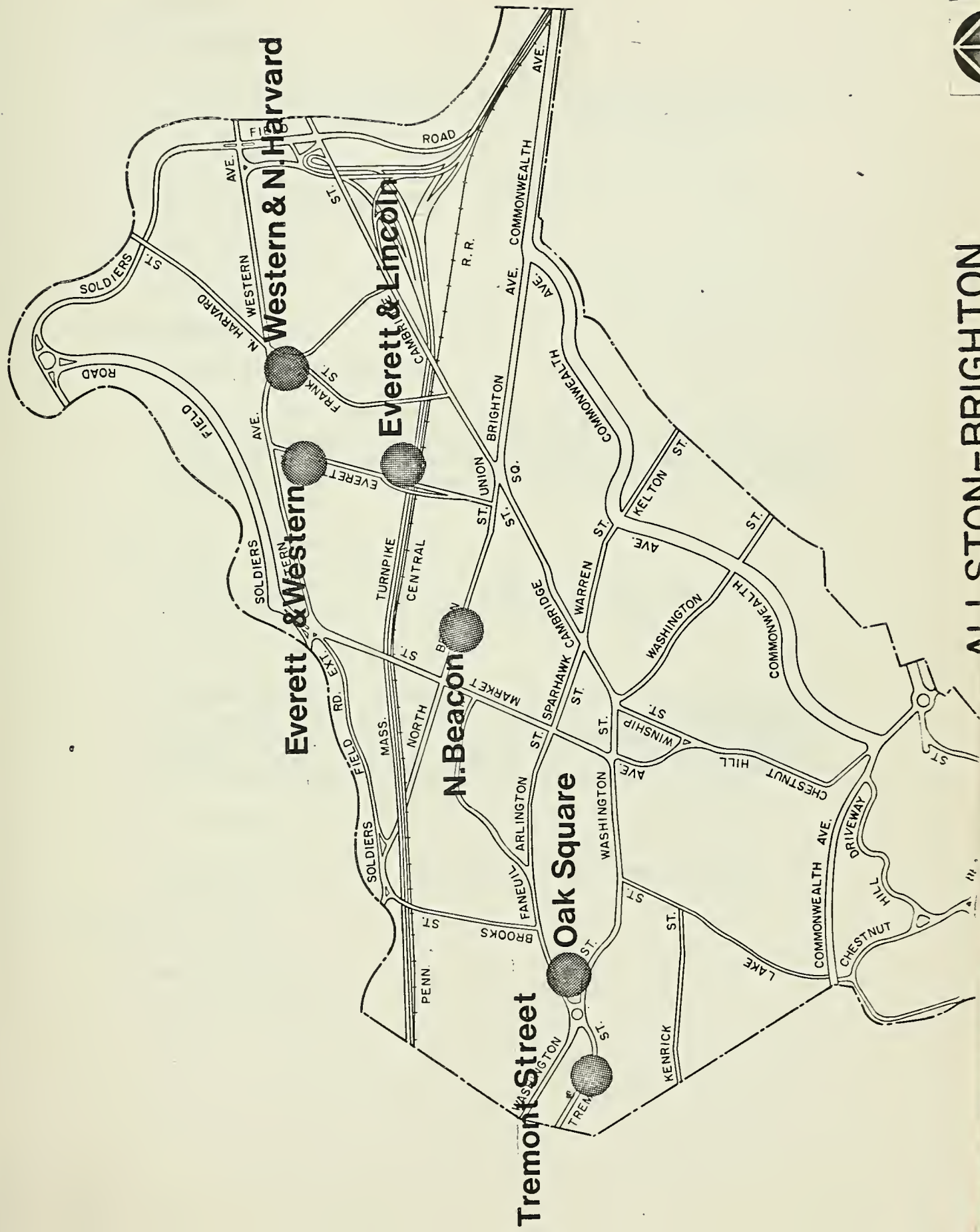
Its lot area is 14,749 square feet, the floor space in the existing structure totals over 103,000 square feet and is partially vacant. The owner was listed in 1968 as being Annie Leede, and the assessed valuation for that building was \$275,000.

The other preferred commercial-industrial site lies directly across Massachusetts Avenue. It is substantially smaller, also underutilized, (partially vacant) and lacks the outstanding transit access of the first site. The address is 97 Massachusetts Avenue, N.W. Corner of 379 Newbury Street. the parcel is 10,318 square feet, is number 3801 in Ward 5, is owned by Mr. Harold Warren, and is assessed for a total of \$175,000 for land and buildings.

Parcel 4, in the Fenway Urban Renewal Area, is owned by the Department of Public Facilities. It is presently the site of an elementary school, the Charles C. Perkins School, has a total area of 17,712 square feet, and is slated in the long-range for development of housing for the elderly urban renewal plan. The time-perspective could probably be changed if there were sufficient interest on the part of B.H.A.

A number of possible sites exist in other areas of the city. They follow by area in alphabetical order.

ALLSTON - BRIGHTON



I. Description

A. Topography

The 92,577 square foot area is at a slight grade in that the site rests in a valley.

B. Buildings

Six small businesses, MBTA substation.

C. Relocation load

See above.

II. Evaluation

A. Neighborhood Description

Oak Square is a relatively strong commercial area. The area surrounding the square is residential, occupied primarily by one- two- and three-family houses interspersed with larger apartment buildings. A branch of the Public Library is located in the square.

B. Access - Convenience

The location of the site is excellent. It is close to shopping facilities and is served by bus lines.

C. Assets for elderly housing

The residential character of the neighborhood, the topography of the site and its convenient location and facilities create an environment which is conducive to the development of elderly housing. Such a project, furthermore, would serve to upgrade the deterioration of adjoining properties in Oak Square.

D. Liabilities

The relocation of local businesses might cause some undue hardship.

III. Recommendation

A. Building Type

Garden Apartments

B. Number of Units

@ 35/acre = 70 d.u.

IV. Ownership and Assessment

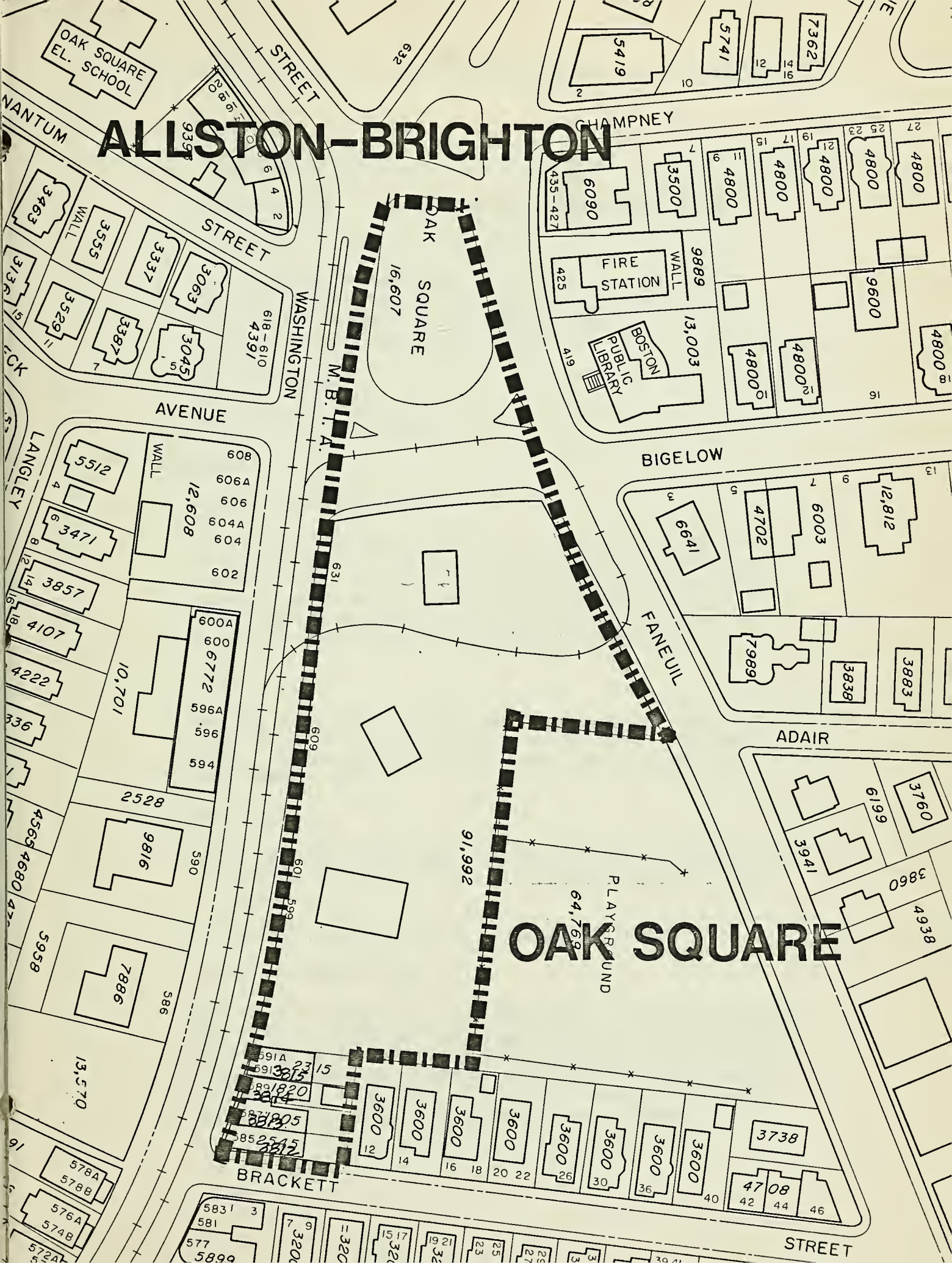
91,992 square feet (as shown on site map) are owned by the MBTA. The MBTA is presently conducting a six month experimental discontinuation of the Watertown streetcar line. Therefore, the parcel owned by MBTA would not be considered for sale for at least six months. The other parcels are owned by John Grillo. The total assessment is valued at \$228,800.

SITES

ALLSTON-BRIGHTON

Address	Parcel Number	Square Footage	ASSESSED VALUE			Owner
			Land	Building	Total	
<u>Oak Square</u>						
Washington & Brackett	3812	2,545	2,500	6,800	9,300	Berkovitz
	3813	1,906	1,900	6,400	8,300	"
	3814	1,820	1,800	6,500	8,300	"
	3815	2,314	2,300	6,300	8,600	"
	3801	91,992	55,200	140,900	196,100	MBTA
		—	—	—	—	
TOTALS		92,577	63,700	166,900	230,600	

ALLSTON-BRIGHTON



OAK SQUARE

OAK SQUARE

PLAYGROUND

I. Description

A. Topography

The 104,838 sq. ft. site is generally at a level grade.

B. Buildings

One single-story, warehouse wholesale building (Dunlop Tires) in good condition occupies the northwest corner of the site. Except for an adjoining parking lot, the remainder of the property is vacant.

C. Relocation load

Dunlop Tires: No families.

II. Evaluation

A. Neighborhood Description

The area to the north of the site is industrial. The areas to the east, south, and west are residential with one- two- and three-family frame houses in fair to very good condition predominating. New apartments have been built one block west of the site, and a row of apartments fronting on North Beacon next to the site has been renovated recently.

B. Access

North Beacon is heavily traveled, bearing a great deal of truck traffic. The other streets bordering the site are local. One bus line runs along North Beacon and another serves Market Street.

C. Convenience

1. The site is within easy walking distance of a commercial complex on Market Street and a park designed for active space.

2. Medical facilities exist in the general area.

D. Assets for Elderly Housing

Only one firm would have to be relocated. A community school site selection committee had suggested this site for a school (it is too small), thus indicating that there would probably be little opposition by residents of the area to the taking of this site. In addition, the site is conveniently located with respect to public transportation and shopping.

E. Liabilities

Heavy traffic along North Beacon creates a moderate noise problem, but this has not been sufficient to deter private residential investment along that street. One might overcome the noise problem by designing rental units for young professionals along North Beacon Street. There appears to be an ample market in the area for this type of development.

III. Recommendation

A. Building Type

Four-story elevator.

B. Number of Units

113 d.u. @ 45 d.u./acre

SITES

ALLSTON-BRIGHTON, cont.

Address	Parcel Number	Square Footage	ASSESSED VALUE			Owner
			Land	Building	Total	
152 Beacon Street		52,400	27,600	80,000	104,829	Feinberg

ALLSTON-BRIGHTON NORTH BEACON

78,768

10,639

22,822

22,822

LIFE

PARKING
PARKING

STREET

NORTH BEACON

68 166 164 162 160 156
2179 2179 2179 2179 2179
1894

7891 7091

1972 2732
2735 2735 2735
3675 3075
5525

104,838

104,838

2820 3270 6294 3668
72 74

STREET

WALL

3326 7156 7361
3450
3573 3498
3697 3579 3579 3377

RIDGE ROAD

3372 3579 3579 3704
3495 3582
3617 3579 3460
3741 3339

4067 3876 3685

3915 2713 2713 2713 4204
3097 4090 3976
2659 2645 2713 2713 2713

3287 3451 3500
3401 3515 2584 3306

USHMAN

35 39 45 47 49 51

3287 2584 2584 3542

I. Description

A. Topography

The 138,546 square foot site is fairly level at Tremont Street but the rear lot is seriously erroded and slopes upwards towards Washington Street.

B. Buildings

A foundation and re-inforcing wall is partially completed. The site remains vacant.

C. Relocation load.

None.

II. Evaluation

A. Neighborhood Description

The site lies between the Newton-Boston border and Oak Square. It is located in a residential neighborhood. The Church of Our Lady of Presentation is located on top of the hill, the rear of the site.

B. Access

Right-of-way for the Watertown bus line is Tremont Street.

C. Convenience

Local shopping and community facilities are located at Oak Square. The Watertown commercial area is nearby.

D. Assets for elderly housing

An apartment house was recently developed on the adjacent site on Tremont Street. Multi-family housing, therefore, would not be new to this area.

E. Liabilities

The topography.

III. Recommendation

A. Building Type

Four-story elevator.

B. Number of Units

140 d.u. @ 45 d.u./acre

SITES

ALLSTON-BRIGHTON, cont.

Address	Parcel Number	Square Footage	ASSESSED VALUE			Owner
			Land	Building	Total	
<u>Tremont Street</u>						
87 Tremont Street	3711	67,697	13,000	5,000	18,000	Tremont Brighton Trust
117 Tremont Street	3712	9,100	1,400	6,100	7,500	"
Tremont Street	3709	37,725	3,800		3,800	Church of our Lady of Preservation
Tremont Street	3710	24,024	3,600		3,600	"
		—	—	—	—	
TOTALS		138,546			32,900	

I. Description

A. Topography

The 113,000 square foot site is at a level grade and easily developable.

B. Buildings

The site is vacant.

C. Relocation load

None

II. Evaluation

A. Neighborhood

There are old brick mill buildings west of the site and a convent to the south. The area east of the site is residential. The area north of Western Avenue is industrial. Western Avenue bears heavy truck traffic. The Turnstyle Shopping Center is located near the site on Western Avenue.

B. Access

The location of the site is very good. It is within moderate walking distance of commercial facilities and churches. A bus line serves Western Avenue.

C. Convenience

1. As mentioned above, shopping is available near the site.
2. Medical care is not available in the immediate vicinity of the site.
3. The major open space area is the Soldiers Field Stadium. To reach this, one must cross Western Avenue, a major truck route.

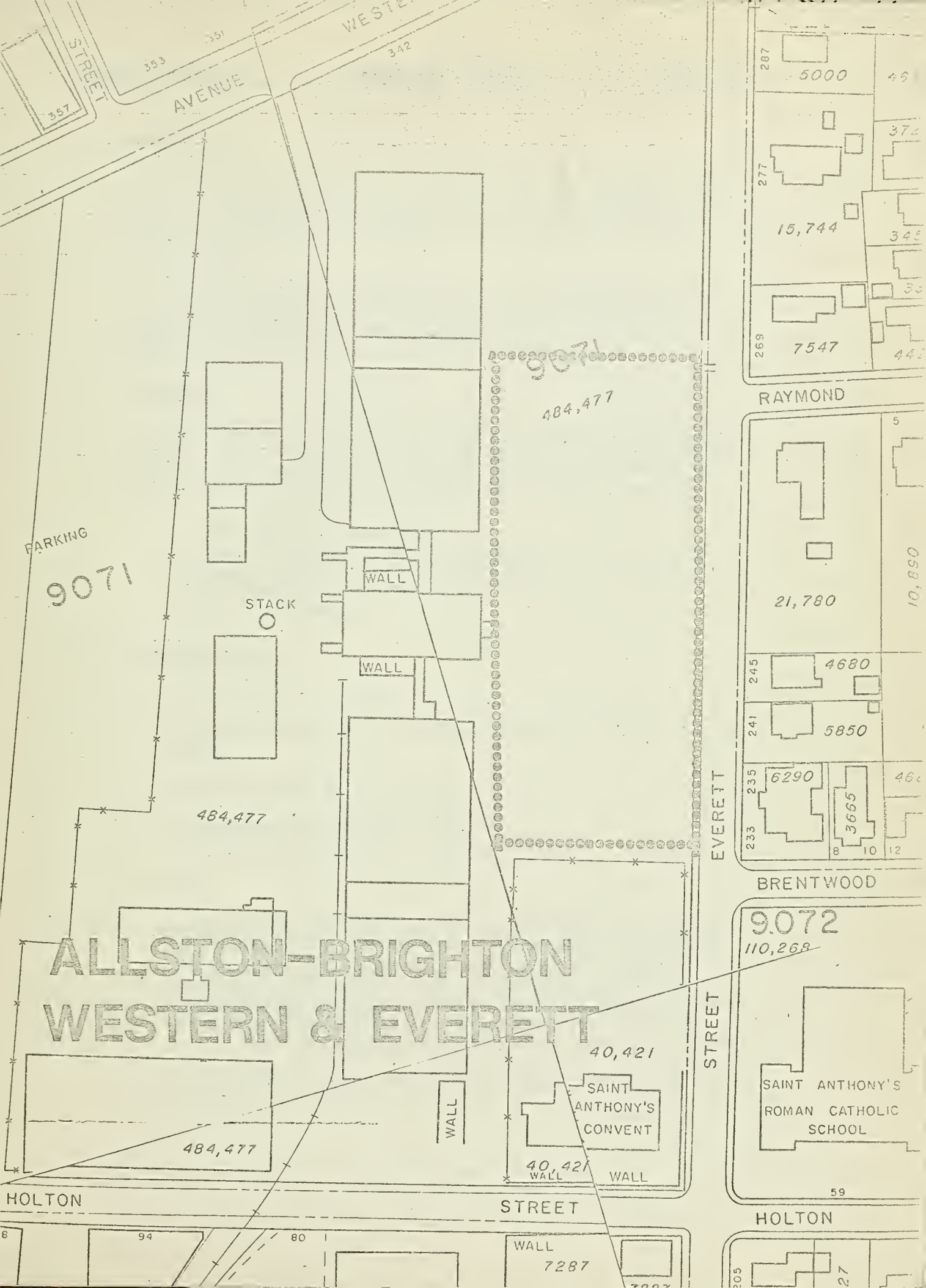
D. Assets for elderly housing

The proximity of this site to shopping and public transportation lines as well as the residential character of the area make this site suitable for development as elderly housing.

SITES

ALLSTON-BRIGHTON, cont.

Address	Parcel Number	Square Footage	ASSESSED VALUE			Owner
			Land	Building	Total	
<u>Everett Street and Western Avenue</u>		113,000			53,100	Bronstein



PARKING

9071

STACK

484,477

ALLSTON-BRIGHTON
WESTERN & EVERETT

484,477

484,477

40,421

SAINT
ANTHONY'S
CONVENT

40,421
WALL

WALL

STREET

WALL
7287

RAYMOND

21,780

4680

5850

6290

3665

BRENTWOOD

9072

110,268

SAINT ANTHONY'S
ROMAN CATHOLIC
SCHOOL

59

HOLTON

I. Description

The area to the west of Everett Street is industrial. The areas to the north and east of the site are residential, consisting principally of one to three-family frame houses in fair to good condition. The Mass. Turnpike borders the site on the south.

The site itself is largely vacant. The buildings on it are in poor condition or are dilapidated. They include eight houses and one tavern. The condition of these parcels is a blighting influence on the surrounding neighborhood.

II. Evaluation

The site is not well located for use as housing for the elderly. It is not within easy walking distance of commercial facilities and is not served by transit. However, other factors make it desirable to develop this site for housing:

1. The site is of ample size
2. Construction of housing on it would remove a major blighting influence on the neighborhood
3. The land is must less expensive than most of the other sites suggested.

III. Recommendation

A. Building Type:

Four-story elevator and two-story garden apartments for the elderly.

B. Number of Units (@ 3.4 acres)

75 four-story units @45 d.u./acre
60 garden apartments @ 35 d.u./acre

C. Note:

The site would be better suited for use as family housing. Unfortunately, the addition of a large number of families with children would seriously overburden the schools in this district. Therefore, the site should be used for housing for the elderly, but some provision should be made to transport the residents to commercial facilities or such facilities should be included in the housing complex.

D. Site plans for elderly housing have been developed by B.H.A. for this site.

SITES

ALLSTON-BRIGHTON, cont.

Address	Parcel Number	Square Footage	ASSESSED VALUE			Owner
			Land	Building	Total	
<u>Everett and Lincoln</u>						
<u>A.</u>						
218 Lincoln	1327	7,400	700	900	1,600	Gregg
214 Lincoln	1328	7,440	1,400	2,000	3,400	Berardi
139 Everett Rear	1329	6,000	600	1,500	2,100	"
141 Everett	1330	5,000	500	1,300	1,800	Gobbi
Everett	1331	33,580	2,000		2,000	Berardi
		—	—	—	—	
TOTALS		59,420			10,900	
<u>B.</u>						
1-7 Colerain	1306	5,283	600	4,200	4,800	Wilk
9 Colerain	1307	3,382	400	1,000	1,400	Neale
240,242,244 Lincoln St.	1305	13,184	1,300		1,300	Armeny
Lot	1308	15,325	1,600		1,600	Nistoco
256,258 Lincoln St.	1300	6,044	1,200		1,200	Doucette
NS Lincoln	1301	377	100		100	Boston
254,252 Lincoln St.	1302	6,175	1,200	3,000	4,200	Gricus
246-250 Lincoln St.	1303	5,410	600		600	Cleary
Lot	1304	6,332	200		200	Timmons
Seven Pines SW	1312	3,310	300		300	Quigley
Seven Pines W	1313	4,870	400		400	"

SITES

ALLSTON-BRIGHTON, cont.

Address	Parcel Number	Square Footage	ASSESSED VALUE			Owner
			Land	Building	Total	
<u>Everett and Lincoln, cont.</u>						
<u>B. cont.</u>						
WS Seven Pines	1314	7,727	700		700	Boston
Seven Pines at end	1315	2,068	200		200	"
Seven Pines	1316	4,248	500		500	Robbins
Seven Pines	1317	5,444	500		500	"
		—	—	—	—	
TOTALS		89,179		-	18,000	

EVERETT ST.

ADAMSON STREET

STREET LINCOLN

RAILROAD EXTENSION

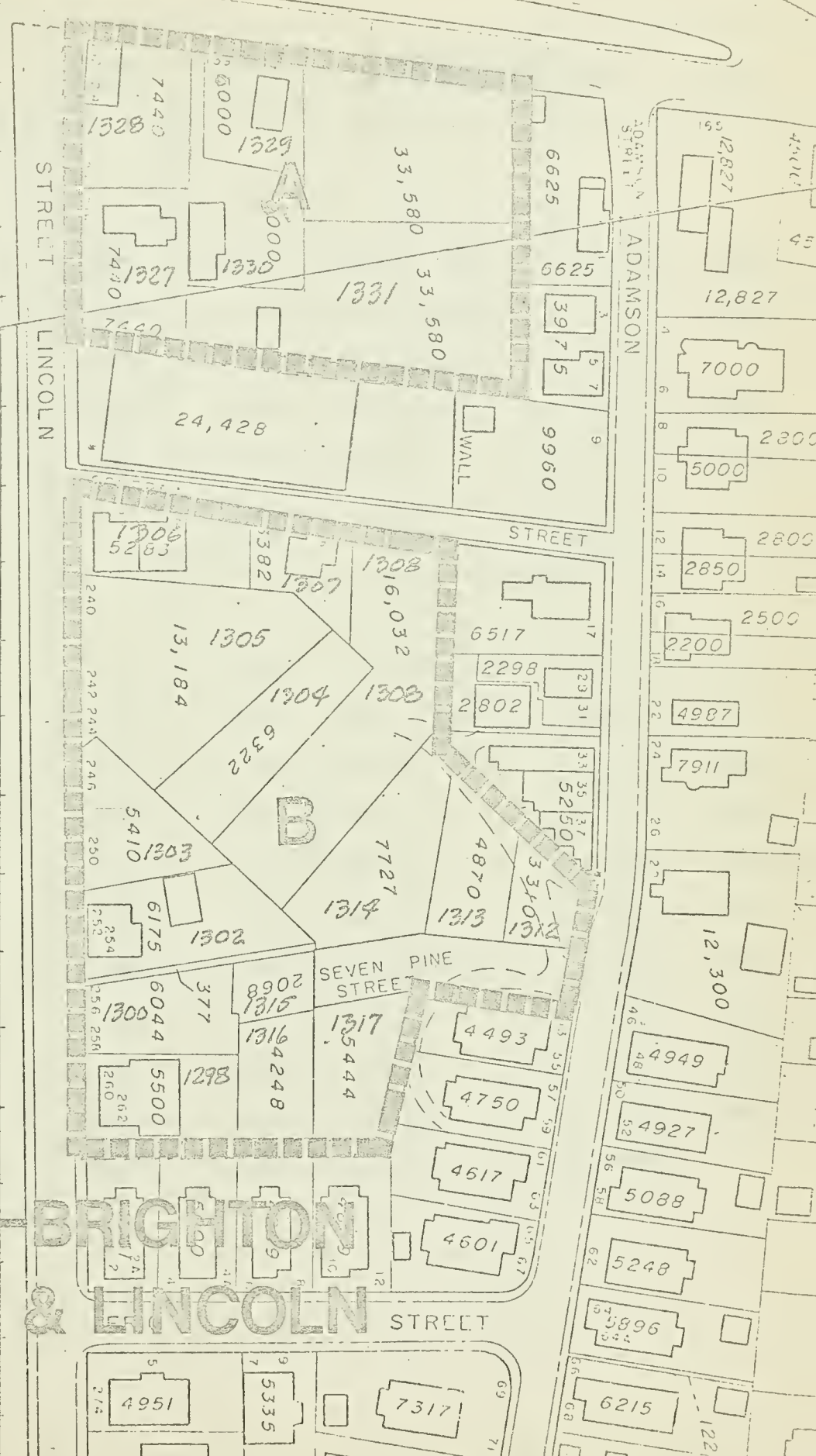
MASSACHUSETTS TURNPIKE

PENN

CENTRAL

RAILROAD

ALLSTON-BRIGHTON
EVERETT & LINCOLN



SITES

ALLSTON-BRIGHTON, cont.

Address	Parcel Number	Square Footage	ASSESSED VALUE			Owner
			Land	Building	Total	
<u>Everett and Lincoln</u>						
<u>A.</u>						
218 Lincoln	1327	7,400	700	900	1,600	Gregg
214 Lincoln	1328	7,440	1,400	2,000	3,400	Berardi
139 Everett Rear	1329	6,000	600	1,500	2,100	"
141 Everett	1330	5,000	500	1,300	1,800	Gobbi
Everett	1331	33,580	2,000		2,000	Berardi
		—	—	—	—	
TOTALS		59,420			10,900	
<u>B.</u>						
1-7 Colerain	1306	5,283	600	4,200	4,800	Wilk
9 Colerain	1307	3,382	400	1,000	1,400	Neale
240,242,244 Lincoln St.	1305	13,184	1,300		1,300	Armeny
Lot	1308	15,325	1,600		1,600	Nistoco
256,258 Lincoln St.	1300	6,044	1,200		1,200	Doucette
NS Lincoln	1301	377	100		100	Boston
254,252 Lincoln St.	1302	6,175	1,200	3,000	4,200	Gricus
246-250 Lincoln St.	1303	5,410	600		600	Cleary
Lot	1304	6,332	200		200	Timmons
Seven Pines SW	1312	3,310	300		300	Quigley
Seven Pines W	1313	4,870	400		400	"

SITES

ALLSTON-BRIGHTON, cont.

Address	Parcel Number	Square Footage	ASSESSED VALUE			Owner
			Land	Building	Total	
<u>Everett and Lincoln, cont.</u>						
<u>B. cont.</u>						
WS Seven Pines	1314	7,727	700		700	Boston
Seven Pines at end	1315	2,068	200		200	"
Seven Pines	1316	4,248	500		500	Robbins
Seven Pines	1317	5,444	500		500	"
		—	—	—	—	
TOTALS		89,179		-	18,000	

I. Description

The site is located in a primarily residential area, with commercial and industrial uses predominating along Western Avenue. The houses from 6 through 46 Riverdale are in very poor condition. The brick tenements along Holmes and Mead Streets have been renovated recently. The other houses on the block containing parcels A and B are in fair to good condition. Demolition work has recently taken place on Parcel A.

A large playground is located across Western Avenue and North Harvard Street. There are several small convenience stores within a block of the site. Infill housing is planned for the lots directly south of Parcel B.

II. Evaluation

The location of the site makes it highly suitable for family housing and also satisfactory for elderly housing. It is close to outdoor recreation facilities and to transit, although elderly persons might find themselves somewhat isolated from the shopping and entertainment facilities which they need. Heavy traffic along Western Avenue creates a noise problem. Parcel B should be included in the site because the shape of Parcel A is awkward, making it difficult to use the space in the parcel efficiently. If Parcel B is included, however, provision should be made in the site plan for parking for the tenants of the brick tenements on Mead and Holmes Streets. They are now parking on the city-owned lots.

III. Recommendation

A. Building Type: H

High-rise and garden apartments for the elderly. Stacked duplexes for families.

B. Number of Units: (3 acres)

80 units of high-rise for the elderly @ 60 d.u./acre. 35 units of garden apartments for the elderly @ 35 d.u./acre. 30 stacked duplex units for families @ 50 d.u./acre.

NOTE: Preliminary discussion with Harvard as to the development of this site for elderly and family housing has taken place. But the \$7.00 per square foot cost of the land will probably preclude the construction of public housing. A report on the status of this site will be forthcoming from B.R.A. staff in the next few weeks.

SITES

ALLSTON-BRIGHTON, cont.

Address	Parcel Number	Square Footage	ASSESSED VALUE			Owner
			Land	Building	Total	
<u>Western Avenue and North Harvard</u> Site A						
	1058	8,749	4,300	21,700	26,000	H. Popp
	1059	72,289	36,000	1,800	54,000	Ra'Mondo
	1060	36,896	14,000	17,000	31,000	Raymond
	1061	8,245	8,000	9,500	17,500	Minasian
		—	—	—	—	
TOTALS		126,179			128,500	
Site B	1082	1,710	200		200	Mead
	1083	1,710	200		200	"
	1084	1,710	200		200	"
	1085	1,710	200		200	"
		—	—		—	
TOTALS		6,840			800	
Site C	1469	3,352	300		300	Onorato
	1470	3,360	300		300	"
	1471	4,123	400		400	"
	1472	16,595	3,600	16,400	20,000	
		—	—	—	—	
TOTALS		27,430			21,000	

E. Liability

The Mill immediately to the rear of the site has just been sold. If it is to be re-used for industrial purposes which create a large number of nuisances, then this site could best be used for other than residential purposes. The Mill buildings could easily be converted into good, low income housing.

III. Recommendation

Building Type:

Garden Apartments

Number of Units:

91 (assume @35 d.u./acre)

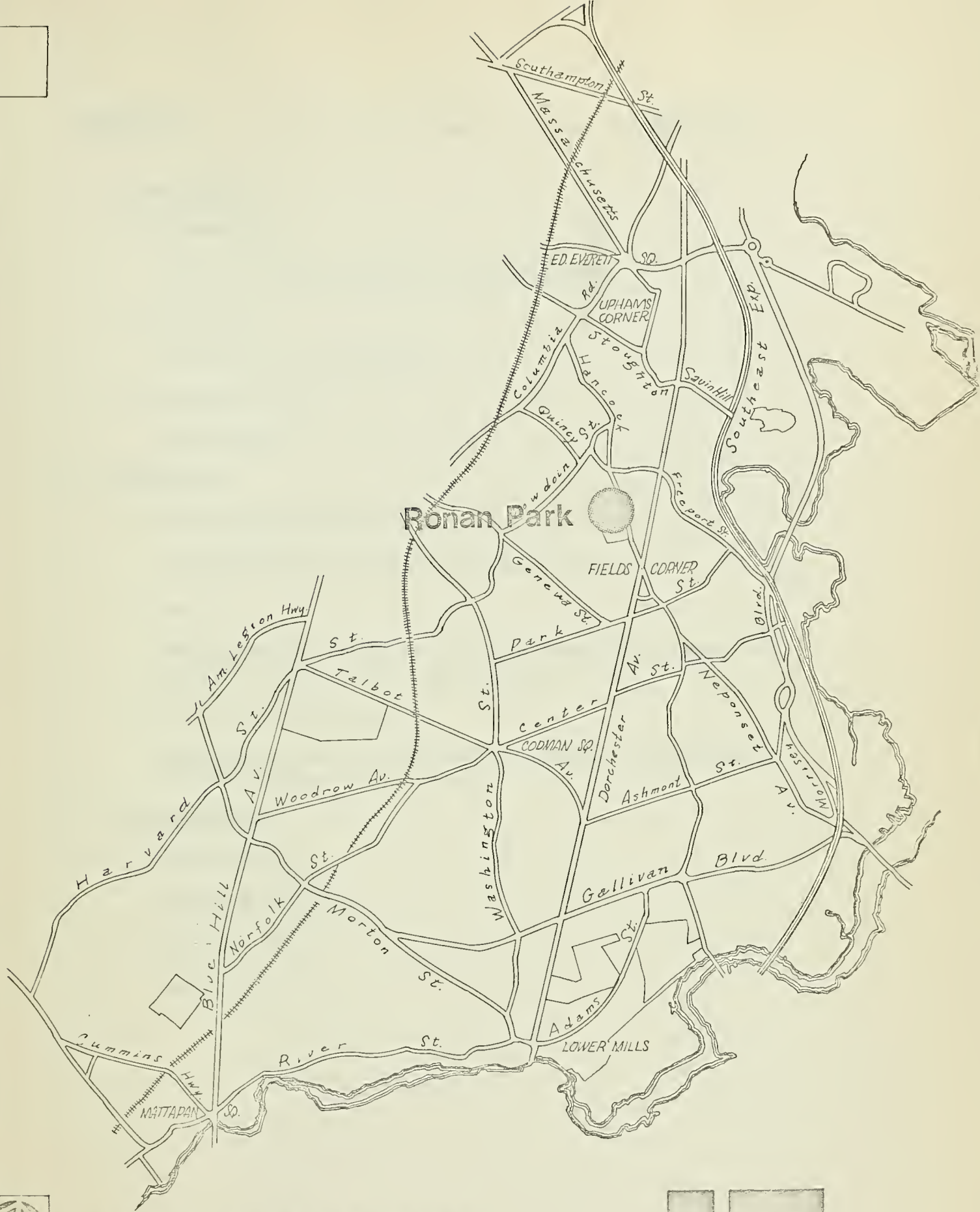


CAMPUS HIGH

CAMPUS HIGH URBAN RENEWAL AREA

There are several possible sites for public housing for the elderly in the Campus High area, in the northern edge near Madison Park, and the southern edge in the planned rehabilitation area. (See map) The Lower Roxbury Community Corporation is sponsoring or would like to be designated the developer. Units would almost certainly be available for leased housing for the B.H.A., which, alternatively, might undertake construction in the area. Approximately three hundred new family units are planned for the Campus High parcel, some of which might be leased housing. No further details are available as yet. B.R.A. would seriously like to have B.H.A. consider housing in the area, leased or constructed. Mr. Richard Mertens, Director of Renewal Planning, is the person to contact for further details.

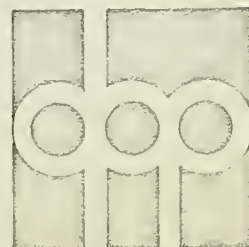
DORCHESTER



DORCHESTER

DISTRICT PLANNING PROGRAM

BOSTON REDEVELOPMENT AUTHORITY



I. Description

A. Topography

Flat, but several steps above street level.

B. Buildings

Two houses, one vacant lot.

C. Relocation load

Two families.

II. Evaluation

A. Neighborhood Description

Residential area, housing conditions fair.

B. Access

The property is one block away from Dorchester Avenue, the bus line, stores, and Dorchester House.

C. Assets for Elderly Housing

The owner of one of the houses has recently inquired about selling his house to the B.R.A.

III. Recommendation

A. Building Type:

Two-story walk-up.

B. Number of Units:

Thirty (30).

SITESDORCHESTER

Address	Parcel Number	Square footage	Assessed Value	Owner
07 Adams Street	1587	6,000	5,396	Louis R. & Velma Goodwin
11 Adams Street	1588	13,000	5,396	Louis R. & Velma Goodwin
15 Adams Street	1589	4,900	8,071	Vincent & Francesco Panico



EAST BOSTON



DISTRICT PLANNING PROGRAM
BOSTON PUBLIC WORKS DEPARTMENT

I. Description

- A. Topography - Flat
- B. Buildings - 6 residential (all fair to poor)
 3 industrial (1 good and 2 fair)
- C. Relocation load - 2 businesses
 5 families

II. Evaluation

The site is located in a neighborhood of mixed commercial and residential uses. It is about three blocks from the Maverick Square MBTA Station, and public facilities in the area include a health unit and police and fire stations. Neighborhood commercial facilities in Central Square are located within walking distance.

III. Recommendation

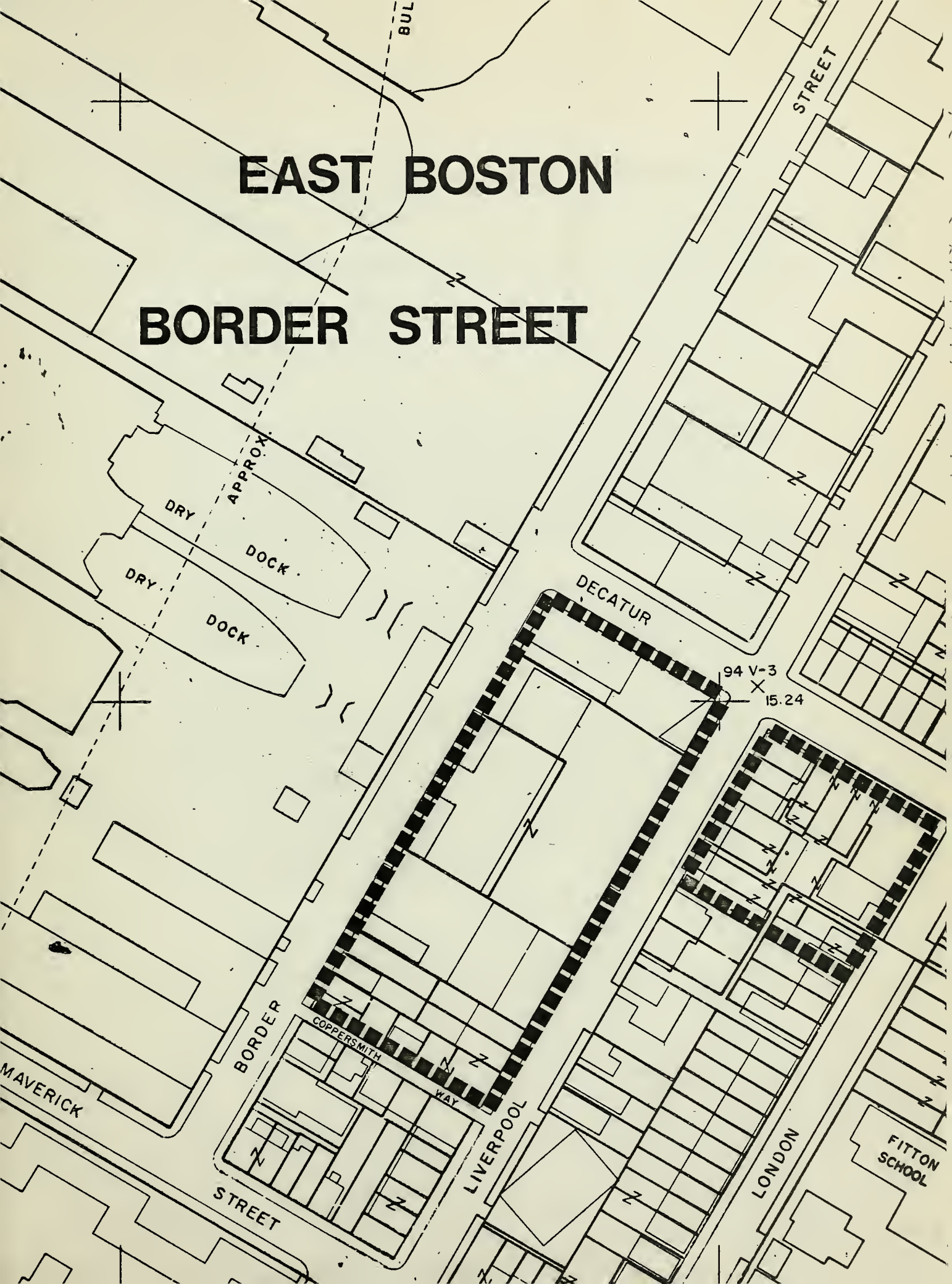
This site is recommended as suitable for elderly housing. One of its particular advantages is that it requires only a small number of residential takings. The major industrial use is non-conforming and should be removed.

SITESEAST BOSTON

Address	Parcel Number	Square Footage	ASSESSED VALUE			Owner
			Land	Building	Total	
<u>Border & Decatur Streets</u>						
79 Border Street	5587	1,6000	800	3,200	4,000	Bilt-Well
85 Border Street	5589	12,800	6,400	35,000	41,000	Young
95 Border Street	5590	59,500	31,900	60,600	95,500	Sisson
72 Liverpool Street	5580	1,600	800	3,000	3,800	Ciampa
74 Liverpool Street	5579	1,600	800	3,000	3,800	Caponigro
87 Liverpool Street	5567	2,343	1,200	2,600	3,800	LaVita
91 Liverpool Street	5568	2,420	1,200	3,000	4,200	Manginello
105 Liverpool Street	5573	938	500	2,600	3,100	Dedris
107 Liverpool Street	5574	959	500	1,800	2,300	DeAngelis
109 Liverpool Street	5575	1,165	900	3,600	4,500	Caponigro
25 Decatur Street	5576	1,079	500	3,000	3,500	Del Vento
TOTALS		86,004	45,500	121,400	166,900	

EAST BOSTON

BORDER STREET



I. Description

- A. Topography - Flat
- B. Buildings - None
- C. Relocation - None

II. Evaluation

The site is located in a residential area and is adjacent to the MBTA line to Wonderland in Revere. It is across from Orient Heights Beach and provides a fine view of the beach and waterfront. There is convenient access to both the Orient Heights MBTA Station and local bus routes. Neighborhood commercial facilities are located on Bennington Street several blocks distant.

The good access to transportation, beach and neighborhood facilities makes this a desirable site for elderly housing. Its closeness to the MBTA tracks may be some cause for concern but it does not seem to present any serious problem.

III. Recommendation

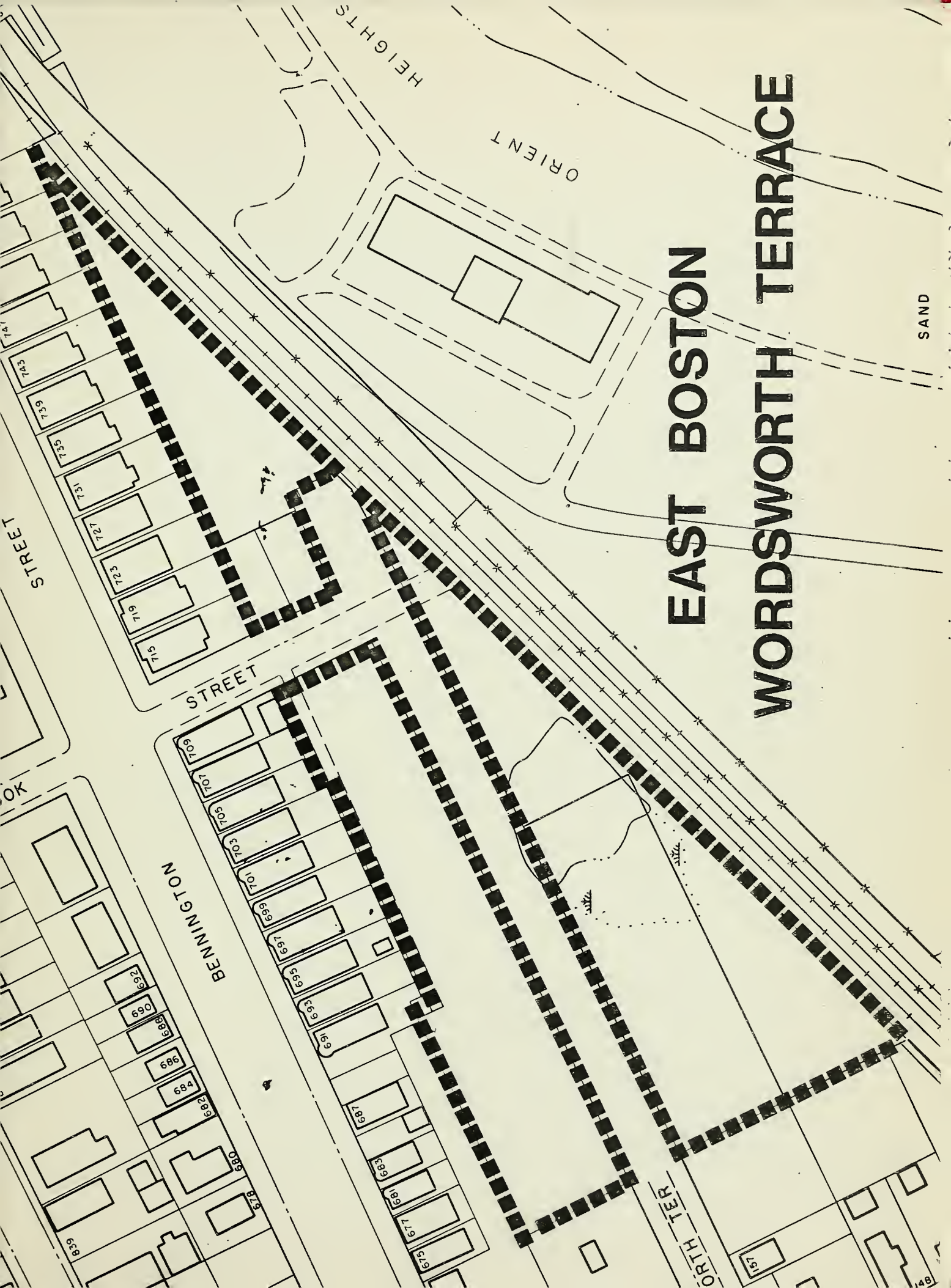
The site is recommended as a good prospect for an elderly housing development.

SITE

EAST BOSTON

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
Wordsworth Terrace		140,950	8,200		8,200	Salesian Society

EAST BOSTON WORDSWORTH TERRACE



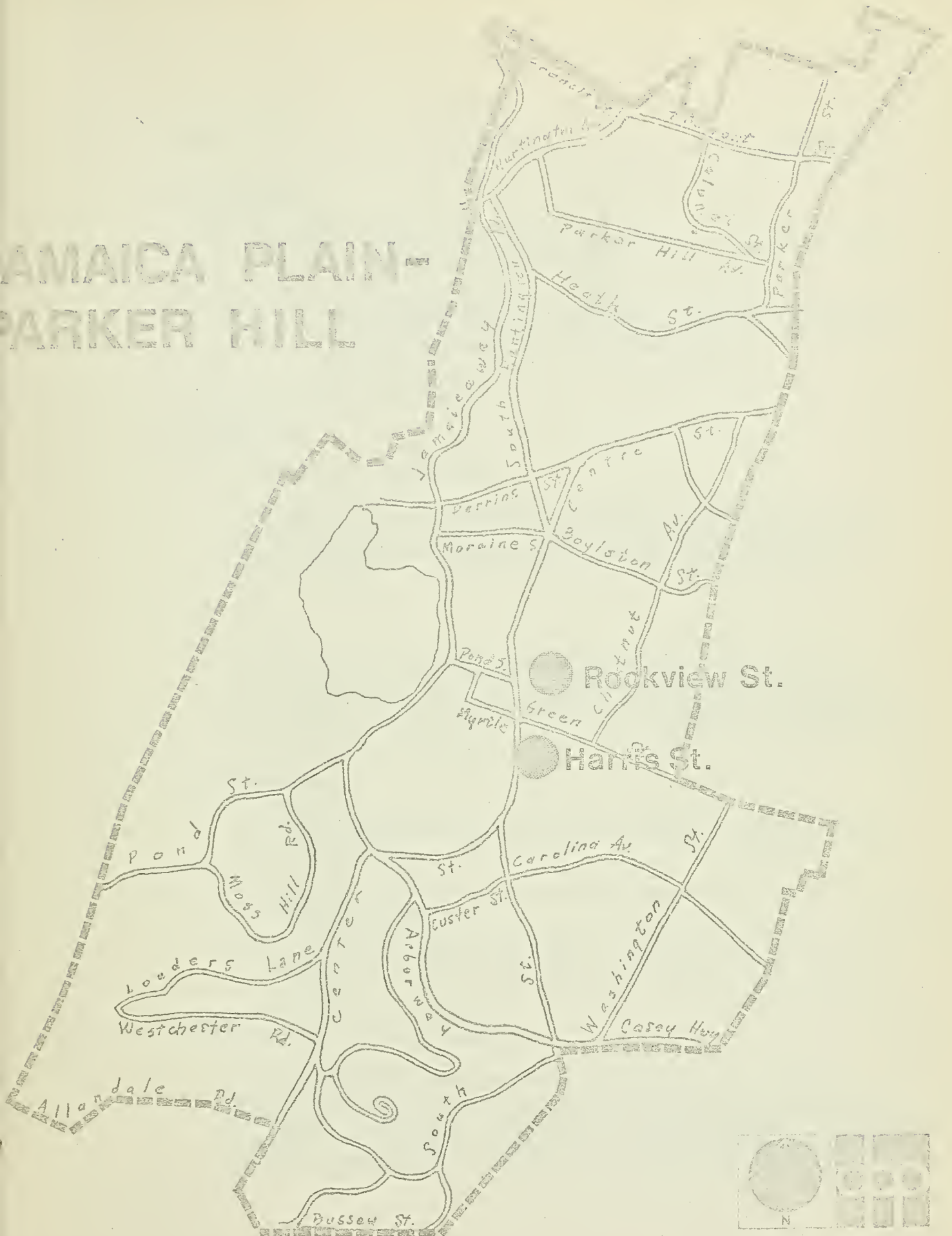
JAMAICA PLAIN

Factors which influence the location of sites for elderly housing in Jamaica Plain - Parker Hill.

There are three basic factors which limit the number of sites available for elderly housing in Jamaica Plain. First, the Southwest Expressway has created a situation of uncertainty along the proposed right-of-way. Future land use is impossible to predict at this time. Second, within an area bordered by the Jamaica way on the east, Center Street on the north, the railroad tracks on the west, and the Arborway on the south, are located 34 rest homes. This is a concentration greater than anywhere else in the State. In other words, Jamaica Plain already has a large concentration of elderly. Third, the area west of the Jamaica way in one of single family homes in good condition. Except for some old estates, there is no vacant land. In addition, public transit is poor and shopping exists outside of the area. Thus, this area is not a good location for elderly housing.

While these constraints do limit the number of elderly units possible in Jamaica Plain, they do offer some possible solutions. First, the Boston Housing Authority might wish to establish a policy and/or set aside funds for purchasing land in the area of the Southwest Expressway and Washington Street. Thus, when and if the elevated train is torn down and the expressway constructed, B.H.A. will have parcels ready for development. A second policy is that B.H.A. might explore the possibility of purchasing large, old homes in areas of the city. These could be rehabilitated and used as elderly housing as has been done by private owners of rest homes in Jamaica Plain.

JAMAICA PLAIN- PARKER HILL



I. Description

- A. Topography - The 45,268 square foot site is a mixture of ledge, hills and level grades.
- B. Building - One large house which was once used as a nursing home remains at 67 Rockview Street. The building is presently vacant and in fair condition.
- C. Relocation load - None

II. Evaluation

A. Neighborhood Description

The site lies in a residential area with a large concentration of nursing and rest homes. The buildings are generally in fair condition with some exceptionally good and others in need of major repair.

B. Access

Convenient access to the site is from Center Street which is serviced by the Forest Hills, Green Street line. The topography of a rather steep hill, on the other hand, limits the ease of access from Center Street to the site, especially for pedestrians, during the winter months.

C. Convenience

- 1. Major commercial and convenience shopping is provided along Center Street.
- 2. Medical facilities can be obtained at the Parker Hill- Fenway Medical Centers.
- 3. There are no parks in the area. But the large size of the residential lots and the topography create a very natural setting.

D. Assets for Elderly Housing

The fact that the area surrounding this site has a high concentration of elderly limits the use of the existing residential structure and adjoining vacant land to elderly housing. In addition, the access and shopping convenience of Center Street provide the necessary complementary services for this type of development.

E. Liability

The topography will inevitable shape the nature of any development to take place on the vacant land.

III. Recommendation

A. Building type:

Elevator building

B. Number of Units:

80 Units

SITESJAMAICA PLAIN

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Type	
67 Rockview Street	883	8,468	\$4200	\$2800	\$7000	James G. and Agatha T. Martin
North East Side Paley Avenue, E. Corner Paley Vale	883-1	23,800	3000		3000	James G. and Agatha T. Martin
Northwest Side Rockview	882	13,000	900		900	James G. and Agatha T. Martin

Note: 10 Paley Vale is owned by Tom and Adele Larson. They might be willing to sell their property.



I. Description

- A. Topography - The 38,300 square foot site is of level grade and essentially vacant.
- B. Buildings - A brick, 4 bay abandoned storage garage in poor condition is the only building on this site.
- C. Relocation load - None

II. Evaluation

A. Neighborhood Description

The site lies in a residential district of single family homes which are generally in fair condition. Across the street as well as in the general area are located a number of nursing homes.

B. Access

The site is in back of Center Street which is a right-of-way for the Forest Hills, green line.

C. Convenience

1. Major commercial and convenience shopping is provided along Center Street.
2. Medical facilities for the aged can be obtained at the recently constructed Jamaica Towers Nursing Home, New England Sinai Hospital, and the Parker Hill-Fenway Medical Centers.
3. The nearest parks are five blocks away. They are designed for active sports.

D. Assets for Elderly Housing

The site is desirable for immediate development as elderly housing. Demolition is minimal, no families will be relocated, and the grade and soil conditions appear to be suitable for housing. The area, furthermore, has the shopping and transportation conveniences required of elderly housing.

E. Liabilities

The major limitation upon this site is that it should be used for off-street parking. This re-use, on the other hand, would have to take place in conjunction with an effort to concentrate the existing linear retail shopping areas into major centers. In addition, the lot is under an acre in size.

III. Recommendation

Middle priority:

Elderly Housing

Building Type:

High-rise

Number of Units:

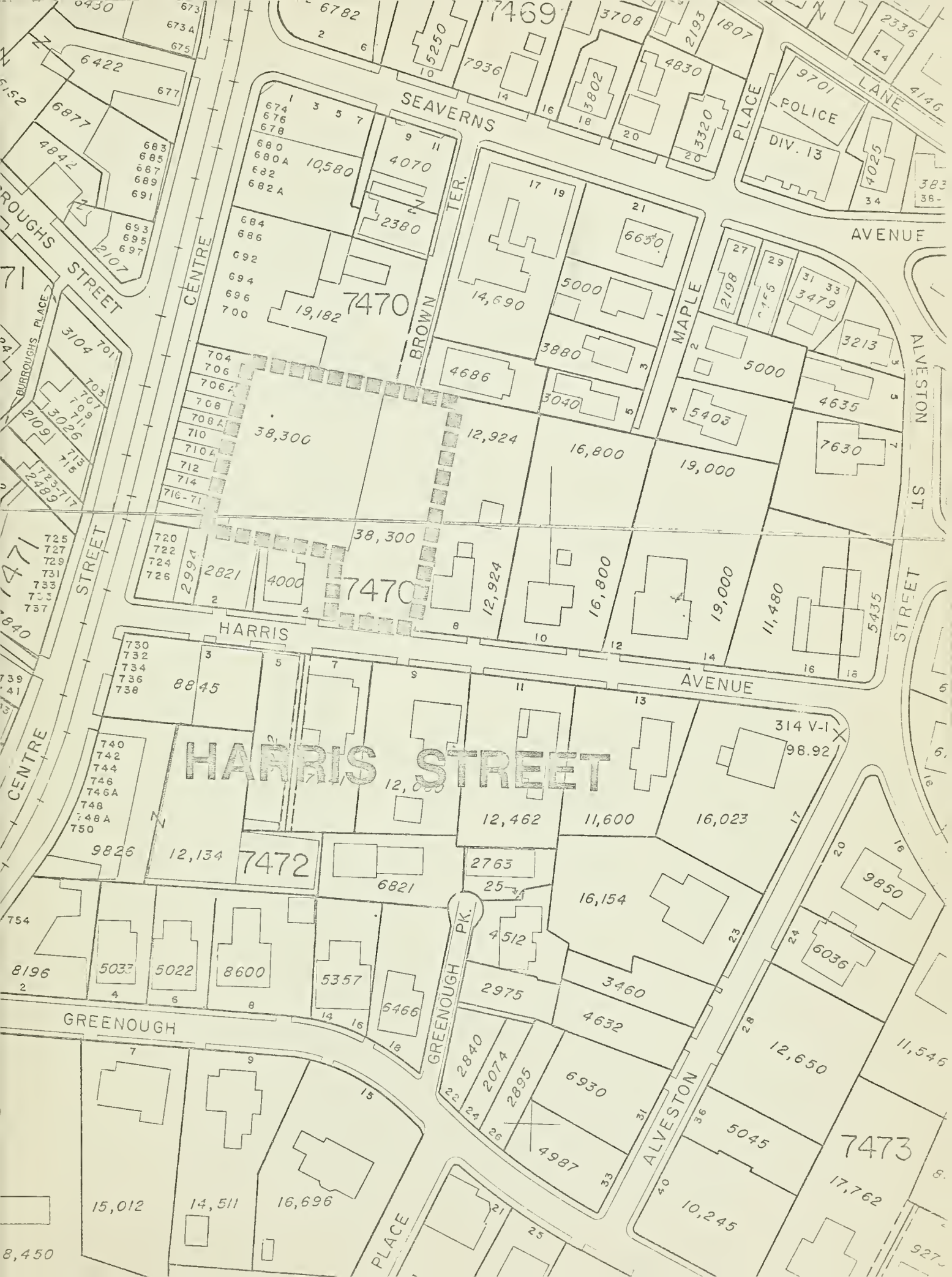
70 Units

NOTE: 5 Harris Street is vacant. (See map) this lot is 5,312 square feet.

SITE

JAMAICA PLAIN

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
6 Harris Street	—	39,726	10,600	—	10,600	702 Realty, Inc. Archie Caraben



SEAVERNS

BROWN TER.

MAPLE

ALVESTON ST.

HARRIS

AVENUE

HARRIS STREET

GREENOUGH

GREENOUGH PK.

ALVESTON

PLACE

10,580

7470

7470

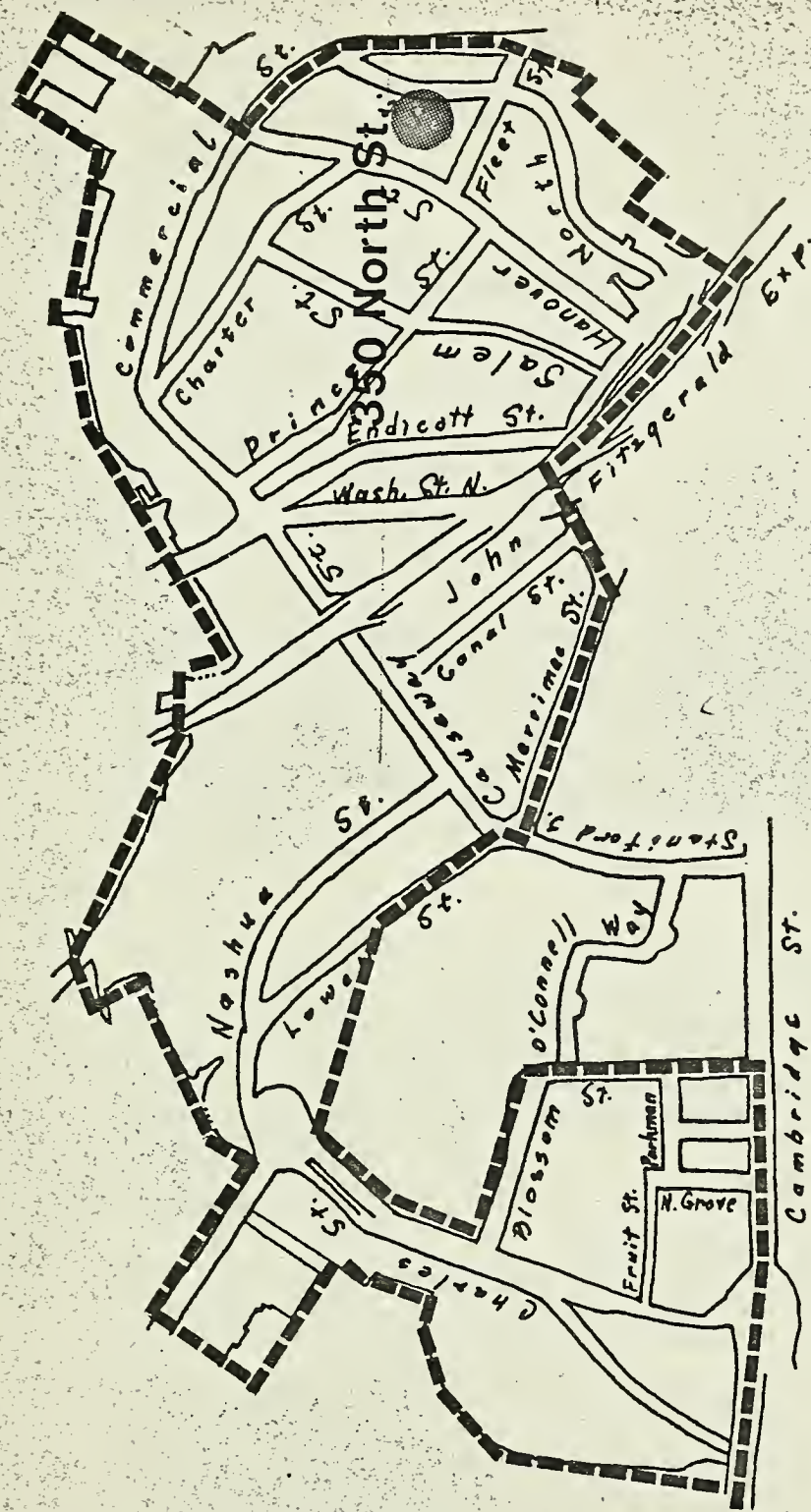
7472

7473

POLICE
DIV. 13

314 V-1
98.92

NORTH END



NORTH END

I. Description

A. Topography:

13 separate parcels, 18,602 square feet, 3% slope, black top surface.

B. Buildings:

One four story, four unit brick structure in fair-good condition.

C. Relocation load:

Four families

II. Evaluation

A. Neighborhood Description:

Solid Italian community, mostly residential, approximately 15% of the population over 65 years of age. 60-70% of this figure are women - many not receiving social security benefits. Most all of the elderly population live in deplorable housing. 80-90% of all housing units in the neighborhood are without central heat. 60-70% are without either private toilets, baths, or running water - or a combination thereof.

B. Access

Access to the site is excellent. One end of the site fronts on North Street, which links the Central Artery at one end to Commercial Street at the other. Hanover Street, the only major thoroughfare through the North End, is about 100 feet to the west. Ambulance service would have easy access from all sides. Pedestrian access to all commercial conveniences is within 300-500 feet.

C. Convenience

Vehicular access excellent. Pedestrian access excellent. A Catholic Church is adjacent to the site. Friends and relatives are within a six block area.

D. Factors making site desirable for elderly housing

1. Good access to shops and other conveniences
2. Church adjacent to site
3. Park 100 yards away
4. Quiet neighborhood
5. Proximity to friends and relatives

E. Factors making site undesirable

Cold storage warehouse across North Street which may be used for auto garage in future years.

III. Recommendation

An elevator service building having:

1. Eight floors
2. 96 units or 12 per floor
3. 13,200 square feet per floor gross
4. Ambulance service area
5. Parking for 10 cars
6. Cafeteria service

SITESNORTH END

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
15 Hanover Avenue	3129	413	400		400	Anthony & Pasquale Beninati
17 Hanover Avenue	3130	387	400		400	Anthony & Pasquale Beninati
19-21 Hanover Avenue	3131	510	500		500	Anthony & Pasquale Beninati
23-25 Hanover Avenue	3132	911	900	3100	4000	Phyllis & Jennie Ferullo
27 Hanover Avenue	3133	1234	2500		2500	Rocky A. Savino and Gaetano Guerino
North Street	3134	6553	4900		4900	Rocky A. Savino and Gaetano Guerino
North Street	3135	870	1700		1700	Rocky A. Savino and Gaetano Guerino
350 North Street	3136	742	1500		1500	Rocky A. Savino and Gaetano Guerino
Harris Avenue	3137	996	500		500	Rocky A. Savino and Gaetano Guerino
Harris Avenue	3138	1640	1100		1100	Rocky A. Savino and Gaetano Guerino
Harris Avenue	3139	1517	1000		1000	Rocky A. Savino and Gaetano Guerino
Harris Avenue	3140	1722	3400		3400	Rocky A. Savino and Gaetano Guerino
Harris Avenue	<u>3142</u>	<u>1107</u>	<u>500</u>		<u>500</u>	Rocky A. Savino and Gaetano Guerino
TOTAL		18602	19700		35125	

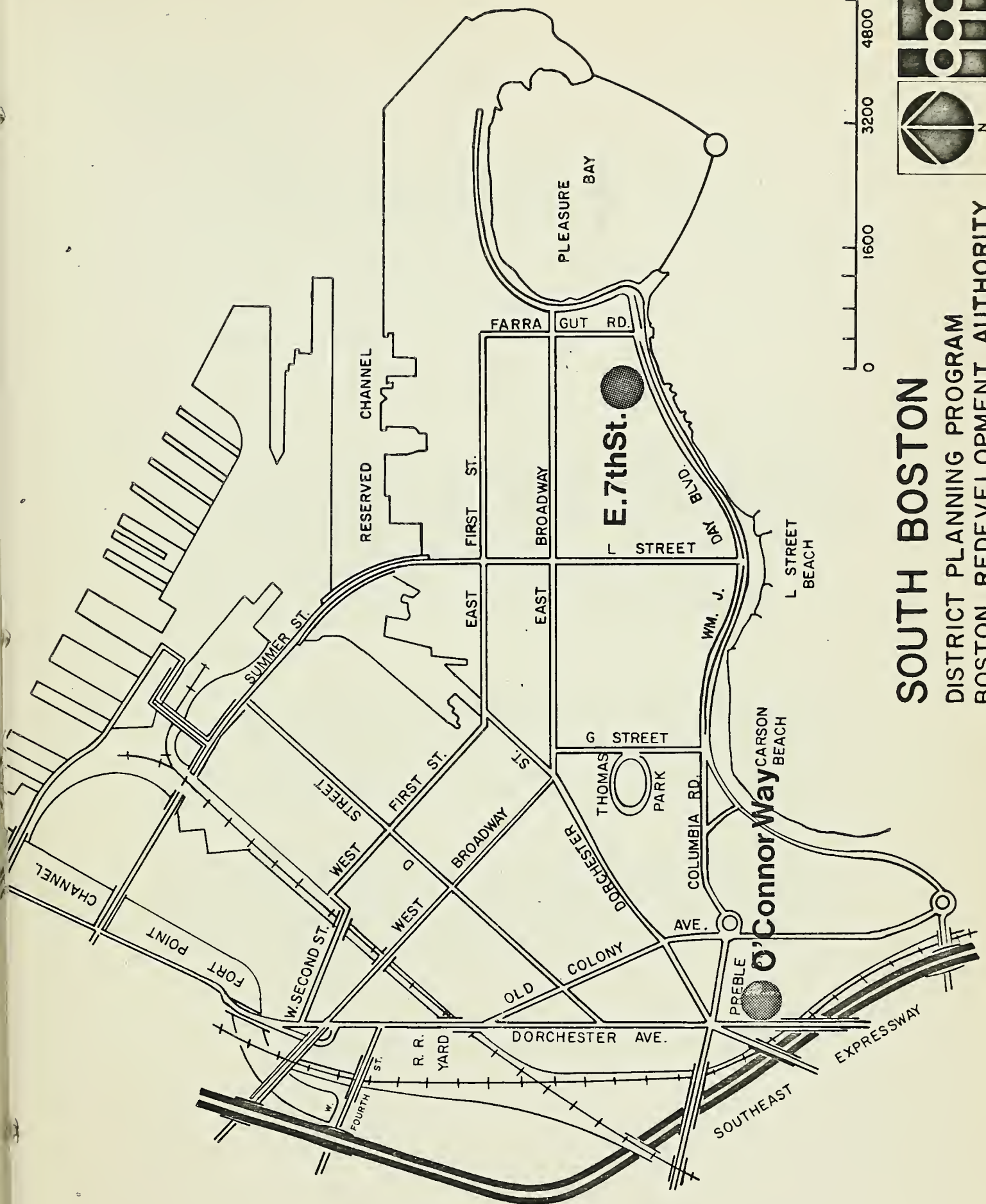
NORTH END 350 NORTH ST.



SOUTH BOSTON

SOUTH BOSTON

There is every indication of a great need for public housing for the elderly in South Boston as demonstrated by the fact that the area's two recently constructed elderly projects (96 units and 84 units) are completely filled. Although there is little desirable land available at present for residential construction of any kind, we have attempted to suggest two sites for possible construction of elderly housing. Perhaps at a future time it will be possible to propose several sites near the D Street Project and in other northern and western areas. But this would be unwise at the moment due to poor environmental conditions in these areas and the general political climate of the district.



SOUTH BOSTON
DISTRICT PLANNING PROGRAM
BOSTON REDEVELOPMENT AUTHORITY

I. Description

A. Topography:

Generally level. The 1+ acre vacant site is split by the rear yard of 666 Dorchester Avenue

B. Buildings:

None

C. Relocation load:

None

II. Evaluation

The site is across the street from one of the most stable public housing projects in Boston, Old Colony, many inhabitants of which have been South Boston residents for years. The area also is within walking distance of the Andrew MBTA Station and of bus lines leading to South Boston's main shopping district. In addition, there are neighborhood stores nearby. Vehicular access can be gained from Dorchester Avenue, Kemp Street, and Major M.J. O'Connor Way. In every respect this could be a fine site for elderly housing.

III. Recommendation

The two parts of this site should be joined by acquiring the rear of the property at 666 Dorchester Avenue, thus assembling a 1+ acre tract of contiguous parcels. The tract then could be used for the construction of a 72+-unit tower for the elderly, with its accompanying parking, and open space. Perhaps part of the new building also could contain a recreation facility for community use.

The table included with this section first gives information on the properties involved in the above recommendation. Then the same information is given for the remaining parcels in the block bounded by Dorchester Avenue and O'Connor Way in case acquisition of the entire area is to be considered.

SITES

SOUTH BOSTON

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
O'Connor Way and Kemp Street (presently vacant)	2836	15,174	6,000		6,000	Boston Housing Authority
	2832*	(rear yard only)				Roman Catholic Arch of Boston
	2830	1,852	600		600	Roman Catholic Arch of Boston
	2829	10,611	3,200		3,200	Roman Catholic Arch of Boston
	2828	<u>17,016</u>	5,100		<u>5,100</u>	Roman Catholic Arch of Boston
		44,653+			14,900+	
(remaining properties)	2835	3,102			9,000	J. Damszewski
	2834	1,920			4,200	H. Rudis
	2833	2,476			3,300	A. Rykiel
	2832*	14,090			36,400	Roman Catholic Arch of Boston
	2831	<u>3,744</u>			<u>4,800</u>	J. Adamczyk
		25,322			57,700	
		69,985			72,600	

SOUTH BOSTON

STACK

O'CONNOR WAY

CONSISTENT

I. Description

A. Topography:

Slopes from Sixth to Seventh Street Vacant land - approximately 2/3 acre.

B. Buildings:

None

C. Relocation load:

None

II. Evaluation

The site is adjacent to several walk-up apartment buildings, constructed in the 1960's, and is under the same ownership. Although the parcel is small, the sloping site offers an opportunity to provide parking and vehicular access from East Seventh Street. This service area could then be decked over to provide recreation space on a level equal to that of East Sixth Street, thus making dual use of the parking area. The site is near parks and bus routes to shopping. There also are numerous neighborhood stores in the area. This is one of the most desirable residential sections of South Boston.

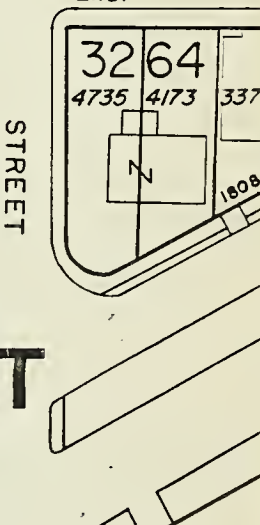
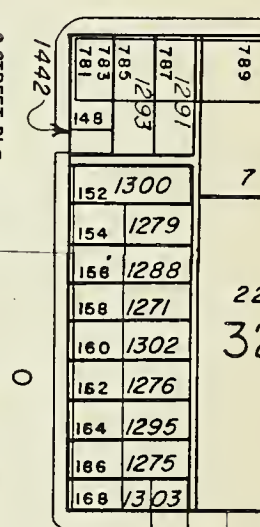
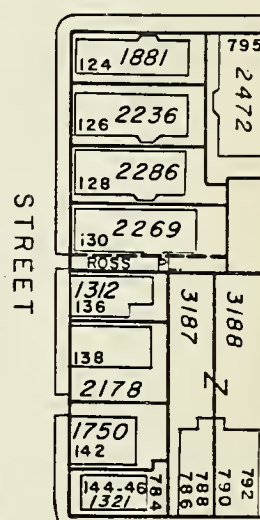
III. Recommendations

The reason for the present owner's failure to completely develop the site should be investigated. He may have future construction plans and perhaps could be persuaded to lease a number of units to the B.H.A.

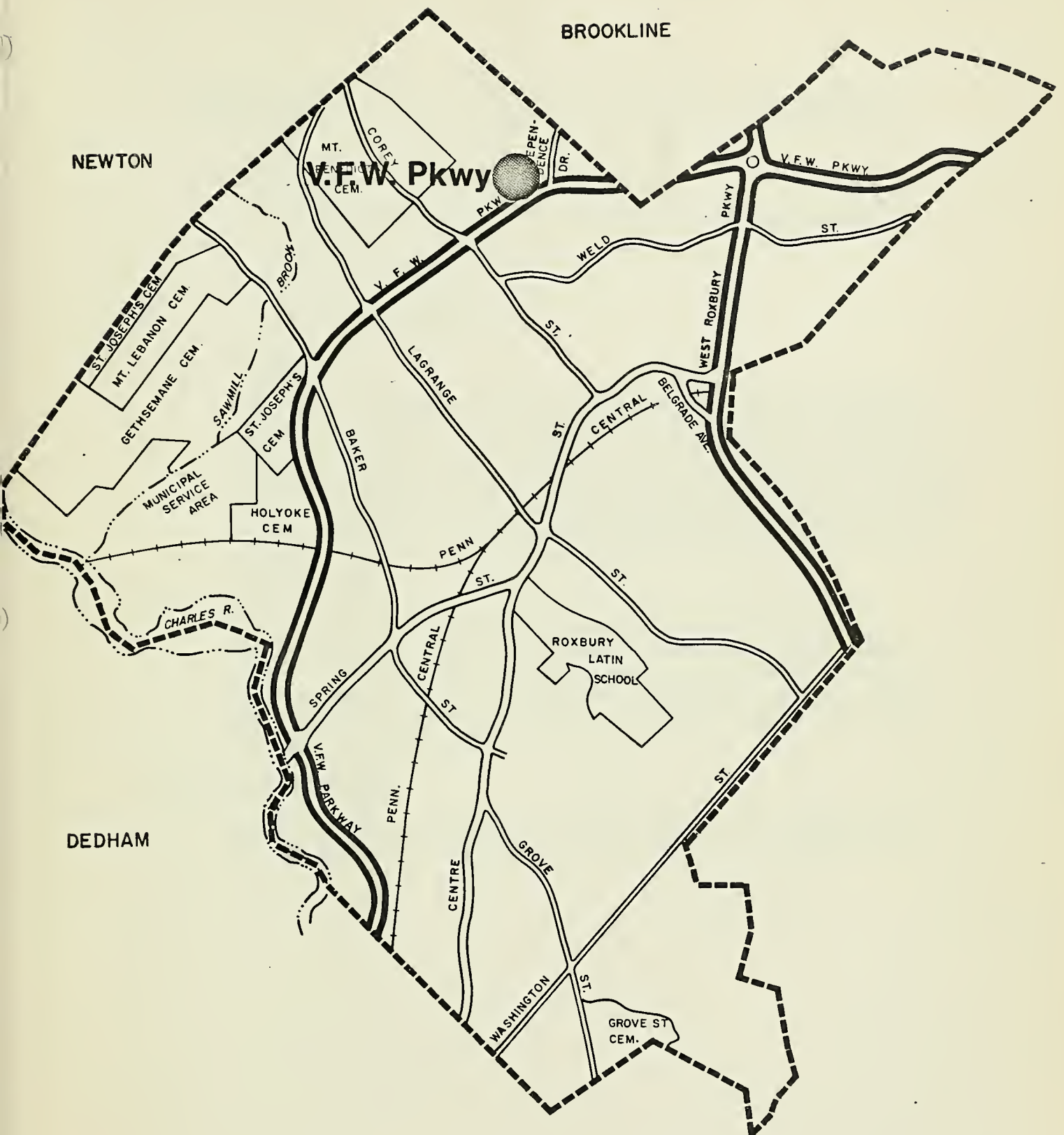
If he has no plans, a high density elderly development is suggested. High rise would be appropriate but probably infeasible, as the size of the site would restrict the number of units to approximately 54 at a density of 80 units per acre. Perhaps the best solution would be a 2-story walk-up development at 60 units per acre yielding about 40 units. The concept of decked-over parking would apply in any case.

SITESOUTH BOSTON

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
732-740 East 7th Street	4127	29,900	14,900		14,900	Beachway Apartments



WEST ROXBURY



WEST ROXBURY

DISTRICT PLANNING PROGRAM

BOSTON REDEVELOPMENT AUTHORITY



I. Description

A. Topography - Approximately 10 acres of rolling wooded land.

B. Buildings - None

C. Relocation load - None

II. Evaluation

The site is adjacent to the existing Hancock Village apartment community, across the street from a single family detached residential community, and one block from a neighborhood shopping center. The site itself is part of a much larger piece of vacant wooded land that reaches northwestward to the Brookline-Boston line. Access to the site is provided by V.F.W. Parkway, a major street running in a north-south direction through West Roxbury. A bus line runs along V.F.W and connects to the Forest Hills transit stop.

The fine natural characteristics of the site, the pleasant neighborhood environment and the proximity to a small shopping center tend to make this a favorable site for elderly housing. On the other hand, it is somewhat isolated, particularly from the city center and from medical facilities, and this somewhat reduces its desirability.

III. Recommendations

The site is rated as good for elderly housing. Approximately 200-300 units are appropriate.

SITES

WEST ROXBURY

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
361 V.F.W. Parkway	6994	3,303,590*	1,143,300		1,143,300	John Hancock Mutual Life Insurance Co.

* 400,000 square feet of this is recommended for elderly housing.

WEST ROXBURY

VWF PARKWAY

